



Snohomish County

Facilities & Fleet Management
Courthouse Project

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Snohomish County Courthouse Renovation and Addition

Project Status Report March 2020 Update

Financial Reporting through February 29, 2020

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PROJECT DASHBOARD

Budget Status Summary

	Project As Approved 07/30/2018	Expended To Date 02/29/2020	Percentage Complete
Total Project Budget *	\$76,138,353	\$48,751,235	64.03%
Contingencies & Allowances **	\$3,448,563	\$941,810	27.31%
Project Duration	136 weeks	87 weeks	63.97%

NOTES:

* Per scope approved by Council 7/30/2018, including removal of the Art Allowance. Scope remains unchanged from that which Council approved.

** Contingencies and allowances are included in the Total Project Budget.

Schedule Status Summary

Council Approval / Notice To Proceed	07/30/2018
Phase 1 Completion	03/12/2020
Phase 2 Substantial Completion	03/04/2021*

* Subject to change due to COVID-19

Risks & Closely Monitored Issues

1. Risks to schedule from pandemic-related labor shortages and social distancing safeguards; see *Coronavirus-Related Impacts* on p. 2 and *Pending Changes* on p. 4.
2. Potential for undiscovered conditions inside the Courthouse during Phase 2 renovations.
3. Minimizing disruptions to Superior and District Courts' operations. Communications between Courts and construction field supervision is frequent and well-managed.
4. Site Security: Securing and safeguarding tools / materials, controlling construction access.
5. Maintaining accessible walking routes within or through selected building renovation areas.

Owner Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance	(\$0)	\$2,207,087
6005	2018 Usage	(\$184,365)	\$2,391,452
6005	2019 Usage	\$524,113	\$1,867,339
4118	2019 Usage	\$74,675	\$1,792,664
4103	2019 Usage	\$37,469	\$1,755,195
6005	Jan 2020 Usage	\$103,876	\$1,651,319
4103	Jan 2020 Usage	\$2,711	\$1,648,608
6005	Feb 2020 Usage	\$94,612	\$1,553,996
6005	Mar 2020 Usage	\$32,513	\$1,521,483
6005	Apr 2020 Usage		
	Total:	\$555,768	\$1,521,483

6005 Hoffman Construction

4118 Performance Abatement

4103 SLAM Collaborative (formerly CBRE Heery Architecture)

Hoffman Contingency Usage

DAC	Description	Approved to Date	Balance
6005	Original Balance		\$1,276,929
6005	2018 Usage	(\$0)	\$1,276,929
6005	2019 Usage	\$25,233	\$1,251,696
6005	Jan 2020 Usage	\$55,690	\$1,196,006
6005	Feb 2020 Usage	\$0	\$1,196,006
6005	Mar 2020 Usage	\$34,264	\$1,161,742
6005	Apr 2020 Usage		
	Total:	\$115,187	\$1,161,742

Hoffman Allowance Usage

DAC	Allowance Description	Approved to Date (Running Subtotals)	Balance
6005	Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Replace existing faulty piping	\$10,202	\$14,798
6005	Remove/reinstall items to facilitate work	\$29,174	\$70,826
6005	MEP temp workarounds not identified	\$70,246	\$59,754
6005	Non-backchargeable trade damage	(\$0)	\$70,000
6005	Selective OT to maintain schedule	\$11,233	\$28,767
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
	Total:	\$270,855	\$259,145

Coronavirus-Related Impacts

current as of April 14

On April 7, the County notified Hoffman Construction and Performance Abatement that the COVID-19 pandemic constitutes a force majeure event, an event which is unforeseeable at the time of contract execution and is beyond the reasonable control of the General Contractor / Construction Manager and the Owner. *(Other examples of force majeure are natural disasters and unusually severe weather conditions.)* The County will neither request nor require Hoffman and Performance to continue work.

As of April 9, both Hoffman and Performance have opted to continue working.

- While the Courthouse is one of several regional construction projects deemed essential, the pandemic is still impacting contractors, subcontractors, and their suppliers.
- Hoffman has forwarded to the County notices from some of their subcontractors regarding likely upcoming schedule impacts resulting from COVID-19.
- Hoffman and Performance have performed their contractual duties to notify the County of potential schedule and/or cost impacts.

As a result, building user groups will remain in temporary offices longer than originally scheduled. The exact length of schedule delays is still being calculated, and is dependent upon available labor.

Current Construction Progress

Since previous report

Hoffman and its subcontractors have:

- Achieved phase 1 substantial completion and temporary certificate of occupancy on March 13. *(Final C of O will be granted at completion of Phase 2 renovations.)*
- Completed concrete and metal paneling for the building skin.
- Installed irrigation for the entrance planter boxes.
- Begun adding soil to the addition's planters.
- Continued installing above-ceiling structural elements in the Superior Court Commissioner chambers areas.
- Connected the addition and existing Courthouse on 4 of 6 floors.
- Continued touch-up work on the exterior building skin.
- Continued the commissioning process for the addition's mechanical and electrical building systems, including owner and user training on building systems.

Upcoming Construction Activities

April and early May 2020

Hoffman and Performance are actively working on the following:

- Beginning the abatement, demolition, and/or MEP (mechanical, electrical, and plumbing) reroutes and disconnections necessary for the south shear wall footings.
- Initial stages of the Phase 2 renovations on Levels 1 and 2 of the existing Courthouse:
 - Partitioning off the renovation zone.
 - Reroute or safe-off of MEP systems.
 - Abatement and demolition.
- Preparing to build temporary partitions ahead of decommissioning and then renovating the existing Courthouse's elevators.
- Punch list corrections inside and outside the addition.
- Continuing work on the addition's irrigation system, tying it into the system for the existing Courthouse.
- Continue above-ceiling structural work in the Superior Court Commissioner Court chambers areas.
- Opening up the remaining connections between the addition and Courthouse.

Project Scope

This project will occur in two phases:

- Phase 1, currently under way, will be completed in early 2020.
 - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
 - Seismic bracing for the existing courthouse via the addition (entry tower).
 - New jury assembly room, new accessible elevators, and a new public entry within the addition.
 - New, accessible restroom core within the existing courthouse.
- Phase 2 will begin in early 2020 and finish in early 2021.
 - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
 - Seismic bracing via a shear wall on the building's south face.
 - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
 - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
 - Remodel of selected Superior and District Court courtrooms.
 - Refurbish the existing public elevators.

Pending Changes

- **COVID-19:** *Per contract, Hoffman and Performance has notified the County of potential cost and schedule impacts from the coronavirus outbreak. These will be identified and quantified once they are known to Hoffman, Performance, and the Project Team.*
- Scope remains unchanged from that which was approved by the County Council on July 30, 2018.
- Revisions (see *Cost Events Approved Within The Last 60 Days*, page 9):
 - Hoffman Change Order Nos. 15 and 16, which total a net increase of \$127,125, were approved and executed.
 - Hoffman Change Order No. 17, totaling \$109,224, approved and executed after the reporting cut-off, is listed under *Pending Changes*.
- The project team is reviewing several changes requested by Hoffman:
 - Audio-visual system revisions for Superior and District Courts
 - Audio-visual system revisions for the Sheriff's Office
 - Deleted lighting in Jury Assembly
 - Data connections for Imaging
 - Deleting selected sunshades

Communications

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impact of construction.

Methods of communication include:

- **NEW:** Recurring virtual meetings with key building user groups during the current public health emergency.
- Weekly project update for building users and representatives of the Council and Executive's Office.
- Public Website:
<https://snohomishcountywa.gov/4094/Campus-Courthouse>
- *Snohomish County Connects* articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Meetings with key building user groups to plan office moves for Phase 2.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

Appendix A: Budget Status

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of February 2020.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, as of the May 2019 project status report, we have started tracking billing progress against each approved change order to date.
2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved change orders and the contingency status in Sections D and E.
3. The yellow-highlighted rows represent a change in tracking expenditures to date, as building commissioning services are being provided under the supervision of the GCCM compliance and project and construction management consultant. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.
4. **NEW ITEM:** Building User-Funded Project Enhancements, which are externally funded by Courthouse tenant organizations (i.e., not funded by the project budget). This line is currently blank, but will be updated as these enhancements occur and are billed for by Hoffman.

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
GCCM Costs				
DAC	GCCM Direct Costs			
6005	Concrete Interwest	\$ 4,490,500	\$ 4,169,154	\$ 321,346
6005	Masonry Henson	\$ 220,160	\$ 44,110	\$ 176,050
6005	Exterior Stone Cladding Western Tile	\$ 122,515	\$ 127,084	\$ (4,569)
6005	Structural Steel Framing Steelkorr	\$ 1,592,304	\$ 1,747,325	\$ (155,021)
6005	Decorative Metal McClean	\$ 212,308	\$ 85,458	\$ 126,850
6005	Finish Carpentry & Millwork Artek	\$ 609,449	\$ 164,858	\$ 444,591
6005	Waterproofing Milwaukie Floors	\$ 43,100	\$ 37,148	\$ 5,952
6005	Membrane Roofing Snyder	\$ 421,450	\$ 391,878	\$ 29,572
6005	Architectural Sheetmetal Kenco	\$ 1,406,415	\$ 1,071,480	\$ 334,935
6005	Doors, Frames & Hardware Builders Hardware	\$ 364,625	\$ 250,908	\$ 113,717
6005	Overhead Coiling Grilles Zesbaugh	\$ 13,463	\$ -	\$ 13,463
6005	Folding Doors Won-Door	\$ 150,848	\$ -	\$ 150,848
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 1,387,574	\$ 209,210
6005	Gypsum Board Assemblies & Ceilings Alliance	\$ 3,961,904	\$ 2,329,389	\$ 1,632,515
6005	Tiling Division 9	\$ 583,637	\$ 569,678	\$ 13,959
6005	Resilient Flooring & Carpet Division 9	\$ 587,607	\$ 372,381	\$ 215,226
6005	Fabric Wrapped Panels Architectures	\$ 35,000	\$ 31,500	\$ 3,500
6005	Painting and Intumescent Coating NW Complete	\$ 307,207	\$ 124,464	\$ 182,743
6005	Signage Sign Wizards	\$ 18,524	\$ -	\$ 18,524
6005	Toilet Compartments Barclay Dean	\$ 74,509	\$ 36,311	\$ 38,198
6005	Toilet and Bath Accessories Barclay Dean	\$ 52,166	\$ 51,684	\$ 482
6005	Fire Protective Smoke Curtains Interior Tech	\$ 78,869	\$ 72,386	\$ 6,483
6005	Security/Detention Equipment CML Security	\$ 156,745	\$ 47,732	\$ 109,013
6005	Window Washing Equipment Steelkorr	\$ 66,089	\$ 66,089	\$ -
6005	Window Treatments Iris	\$ 112,776	\$ -	\$ 112,776
6005	Elevators Kone	\$ 2,872,300	\$ 1,066,492	\$ 1,805,808
6005	Mechanical Holaday-Parks	\$ 7,756,887	\$ 5,018,600	\$ 2,738,287
6005	Electrical VECA	\$ 8,930,683	\$ 4,892,668	\$ 4,038,015
6005	Earthwork, Site Demo & Utilities Interwest	\$ 679,053	\$ 721,104	\$ (42,051)
6005	Site Concrete MidMountain	\$ 785,000	\$ 655,837	\$ 129,163
6005	Fences & Gates Secure-A-Site	\$ 23,175	\$ 647	\$ 22,528
6005	Irrigation and Planting A-1 Landscape	\$ 612,434	\$ -	\$ 612,434
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 25,533,939	\$ 13,404,547
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ 158,576	\$ 221,424
6005	Design Contingency	\$ 150,000	\$ -	\$ 150,000
6005	Negotiated Support Services	\$ 3,095,813	\$ 1,314,767	\$ 1,781,046
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031	\$ 1,262,898
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 1,487,374	\$ 3,415,368
6005	Max Allowable Const Contract (MACC):	\$ 43,841,228	\$ 27,021,313	\$ 16,819,915
GCCM General Conditions and Fee				
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 1,619,979	\$ 945,864
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821 for C	\$ 2,474,335	\$ 1,534,308	\$ 940,027
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 3,154,287	\$ 1,885,891
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)	(\$144,807)	(\$0)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)	(\$39,558)	\$0
6005	Hoffman Construction (HCC) Change Order 3	\$154,583	\$124,811	\$29,772
6005	Hoffman Construction (HCC) Change Order 4	\$61,041	\$27,609	\$33,432
6005	Hoffman Construction (HCC) Change Order 5	\$172,886	\$165,040	\$7,846
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)	(\$24,636)	\$0
6005	Hoffman Construction (HCC) Change Order 7	\$65,007	\$53,616	\$11,391
6005	Hoffman Construction (HCC) Change Order 8	(\$10,228)	(\$10,228)	\$0
6005	Hoffman Construction (HCC) Change Order 9	\$5,739	\$844	\$4,896
6005	Hoffman Construction (HCC) Change Order 10	\$44,604	\$15,791	\$28,813
6005	Hoffman Construction (HCC) Change Order 11	\$18,611		\$18,611
6005	Hoffman Construction (HCC) Change Order 12	\$36,506		\$36,506
6005	Hoffman Construction (HCC) Change Order 13	\$67,303		\$67,303
6005	Hoffman Construction (HCC) Change Order 14	\$36,573		\$36,573
6005	Hoffman Construction (HCC) Change Order 15	\$94,612		\$94,612
6005	Hoffman Construction (HCC) Change Order 16	\$32,513		\$32,513
6005	Hoffman Construction (HCC) Change Order 17			\$0
6005	MACC + GCCM General Conditions and Fee	\$49,452,155	\$ 30,344,082	\$ 19,108,073
GCCM Preconstruction Services				
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041
6005	Total Construction Cost (TCC):	\$ 51,035,815	\$ 31,654,701	\$ 19,381,114
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 2,966,893	\$ 1,928,218
6005	Total Construction Cost + Sales Tax:	\$ 55,930,926	\$ 34,621,594	\$ 21,309,333

DAC	Category / Description	Budget	Expenditures To Date	Remaining Budget
Project Soft Costs / Owner-direct Work				
DAC	Owner Direct Work		\$ -	
1011	Regular Salaries	\$ 646,080	\$ 528,411	\$ 117,669
2013	Personnel Benefits	\$ 223,188	\$ 187,814	\$ 35,374
3110	Miscellaneous Supplies	\$ 10,000	\$ 8,605	\$ 1,395
4101	Professional Services	\$ 20,000	\$ 16,798	\$ 3,202
4901	CH Project Misc	\$ 109,131	\$ 109,762	\$ (631)
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ 0
4601	OCIP Program / Builder's Risk	\$ 788,901	\$ 788,901	\$ (0)
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 9,936
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ 1,275
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ 5
9905	Interfund Training	\$ 879	\$ 876	\$ 3
6001	Utility Work - Design & Construction	\$ 72,870	\$ 56,021	\$ 16,848
6011	Property Acquisition	\$ 448	\$ 448	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384
3101	Artwork Allowance	\$ -	\$ -	\$ -
3109	Technology Equipment <5k	\$ 205,000	\$ 23,372	\$ 181,628
6411	Technology Equipment >5k	\$ 55,000	\$ 41,298	\$ 13,702
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ -	\$ 150,000
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 650,286	\$ (193,745)
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ 9,527	\$ 182,996
4902	Moves / Staff Relocations / TIs	\$ 718,719	\$ 739,222	\$ (20,503)
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ 0
4103	AE DD through PC	\$ 3,968,460	\$ 3,570,953	\$ 397,507
4103	AE Additional Services Requests (through ASR #9)	\$ 40,180	\$ 40,180	\$ 0
4105	Mission Building Clerk's TI	\$ -	\$ (280)	\$ 280
6596	Siemens Security & Access Control	\$ 503,084	\$ 405,543	\$ 97,541
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 1,750,086	\$ 554,774
4114	Commissioning	\$ 210,000	\$ -	\$ 210,000
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 2,255,859	\$ 2,423,726
4118	Performance Abatement (PAS) Change Order 1	\$ 74,675	\$ 74,675	\$ 0
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 579,390	\$ 200,939
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 15,777	\$ 1,921
4120	Legal	\$ 15,000	\$ 3,700	\$ 11,300
4122	Testing / Special Inspection	\$ 325,000	\$ 216,642	\$ 108,358
4123	Survey Work	\$ 40,000	\$ 31,057	\$ 8,943
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ 851
Owner Work Subtotal:		\$ 18,685,945	\$ 14,129,642	\$ 4,556,303
ADJUSTMENT: Building User-Funded Project Enhancements				
Remaining Owner Project Contingency		\$1,521,483		\$1,521,483
Subtotal Soft Costs:		\$ 20,207,428	\$ 14,129,642	\$ 6,077,786
Totals:		\$ 76,138,353	\$ 48,751,235	\$ 27,387,118

\$ 71,915,886

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770

Art Allowance Reduction: \$ (441,417)

TOTAL APPROVED BUDGET: \$ 76,138,353

(Over) / Under Budget: \$0

Cost Events Approved Within The Past 60 Days

6005	HCC	Balance Forward: Previous Months	\$ 699,830
4118	PAS		\$ 74,675
4103	SLAM		\$ 40,180
6005	HCC	CE259 – ASI 36 Access Control Revisions	\$ 56,249
6005	HCC	CE301 – RFI 343 Electrical Room Corrections	\$ 10,015
6005	HCC	CE317 – RFI 356 Rooftop Wall Changes at H Line	\$ 15,307
6005	HCC	CE375 – RFI 444 Pipe in Courtroom 5D	\$ 1,011
6005	HCC	CE379 – RFI 445 Metal Panel Infill at 12.1 Line at Roof	\$ 2,531
6005	HCC	CE380 – RFI 418 Rooftop Penetrations for DOAS	\$ 8,360
6005	HCC	CE 354 - RFI 420 - Add Wood Panels to Courtroom 3A	\$ 8,800
6005	HCC	CE 358 - RFI 393.1 - Duct Revision at Vestibule	\$ 5,288
6005	HCC	CE 363 - RFI 431 - Remove Flooring Rm 0502A	\$ (1,238)
6005	HCC	CE 376 - RFI 435 - MEPFP - Revisions in Rm 5006	\$1,319
6005	HCC	CE 382 - RFI 453 - Corridor 2500 Revisions	\$3,082
6005	HCC	CE 421 - RFI 166.2 - Hall Lanterns	\$2,881
6005	HCC	CE 427 - RFI 502 - Replace Demo'd Wall Rm 1131	\$1,357
6005	HCC	CE 428 - RFI 484 - Revise TP Dispensers	\$9,887
6005	HCC	CE 449 - RFI 527 - Add Balancing Dampers on L3-L5	\$1,137
		Total as of 02/29/20 (reporting cutoff):	\$ 941,810
6005	HCC	CE 390 - RFI 429.2 - Window Stool Trim Extensions	\$29,396
6005	HCC	CE 404 - RFI 459 - Door Revision at Stair 2	\$2,435
6005	HCC	CE 432 - ASI 53 - Jury Assembly Platform <i>(user-funded)</i>	\$75,836
6005	HCC	CE 448 - RFI 525 - Vestibule Thresholds	\$970
6005	HCC	CE 452 - RFI 458.1 - Stair Post Infill	\$500
6005	HCC	CE 461 - RFI 537 - Elevator Machine Room Sign	\$87
		Total Pending Changes:	\$ 109,224
		Total Approved To Date:	\$ 1,051,034

HCC: Hoffman Construction. PAS: Performance Abatement. SLAM: S/L/A/M Collaborative (formerly Heery Design).

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Appendix B: Schedule

Planned activities for the next 6 weeks. Activities marked with an “A” (for actualized) are in progress.

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Snohomish County Courthouse (Current)

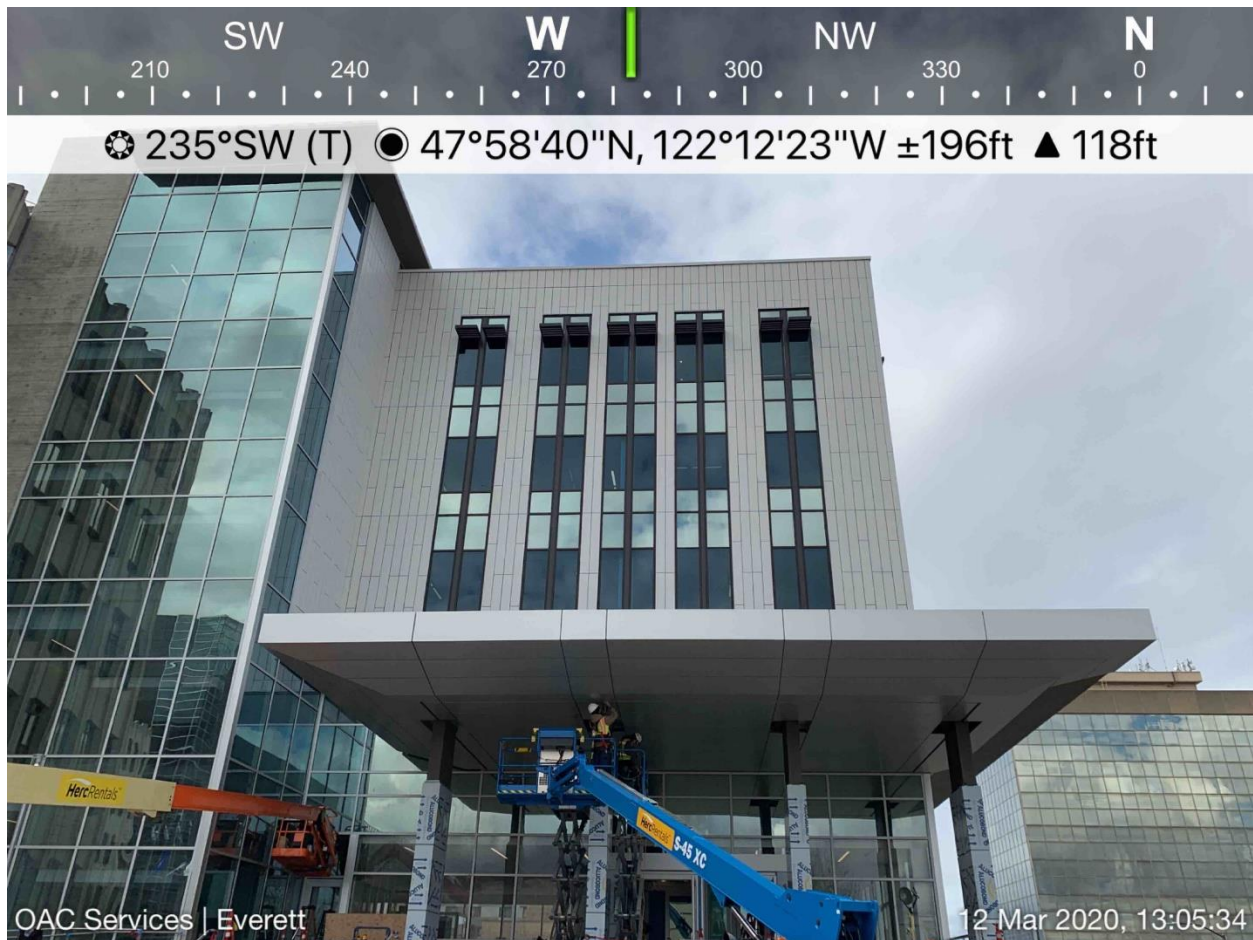
ID	Activity Name	Sub	Dur	Start	Actual Start	Finish	Actual Finish	Comments	April 2020		May 2020				
									12	19	26	03	10	17	24
Snohomish County Courthouse (Current)			118	17-Jan-20 A	17-Jan-20	01-Jul-20									
Milestones			0	22-Apr-20		22-Apr-20									
MS106	Milestone - Phase 1 - Restroom Renovations Complete	HCC	0			22-Apr-20									
MS117	Milestone - Phase 1 - Basement / Restrooms / Addition Complete	HCC	0			22-Apr-20									
COVID-19			46	02-Mar-20 A	02-Mar-20	04-May-20									
SVT36	COVID-19 - Global Pandemic Restrictions	MULTI	46	02-Mar-20 A	02-Mar-20	04-May-20									
Preconstruction			75	18-Mar-20 A	18-Mar-20	01-Jul-20									
Procurement			75	18-Mar-20 A	18-Mar-20	01-Jul-20									
Fabrication & Deliveries			75	18-Mar-20 A	18-Mar-20	01-Jul-20									
P1057	Fab / Deliver - Existing Level 1 Electrical	VECA	30	18-Mar-20 A	18-Mar-20	28-Apr-20									
P1058	Fab / Deliver - Existing Level 1 Fire Sprinkler	HP	30	31-Mar-20 A	31-Mar-20	11-May-20									
P1056	Fab / Deliver - Existing Level 1 Mechanical	HP	30	14-Apr-20*		26-May-20									
P1065	Fab / Deliver - Existing Level 2 Electrical	VECA	30	06-May-20		17-Jun-20									
P1066	Fab / Deliver - Existing Level 2 Fire Sprinkler	HP	30	06-May-20		17-Jun-20									
P1064	Fab / Deliver - Existing Level 2 Mechanical	HP	30	20-May-20		01-Jul-20									
Phase 1 - Addition, Existing Basement Remodel, RR Core			86	17-Jan-20 A	17-Jan-20	15-May-20									
Phase 1 - New Addition			86	17-Jan-20 A	17-Jan-20	15-May-20									
Phase 1 - New Addition - Interior Buildout & Fit-Up			5	04-May-20		08-May-20									
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators			5	04-May-20		08-May-20									
C1643	Addition Elevator - Punchlist Corrections	HCC	5	04-May-20		08-May-20									
Phase 1 - New Addition - Site Finishes			5	16-Mar-20 A	16-Mar-20	24-Apr-20									
C2037	Site - Landscape / Irrigation / Soil Installation East of 12.1 Line	A-1	5	16-Mar-20 A	16-Mar-20	24-Apr-20									
Phase 1 - New Addition - Commissioning & Startup			86	17-Jan-20 A	17-Jan-20	15-May-20									
C1649	Addition - Final Inspections / Test & Commission	HCC	30	17-Jan-20 A	17-Jan-20	22-Apr-20									
C2213	Addition Cx - FPTs Metering	KBA	5	26-Feb-20 A	26-Feb-20	22-Apr-20									
C2212	Addition Cx - Meter Integration	JCI	2	02-Mar-20 A	02-Mar-20	22-Apr-20									
C2220	Addition Cx - Owner Training - HVAC / Plumbing	HP	5	17-Apr-20*		23-Apr-20									
C2219	Addition Cx - Owner Training - BAS	JCI	5	20-Apr-20*		24-Apr-20									
C2209	Addition Cx - FPTs Irrigation	KBA	1	27-Apr-20		27-Apr-20		200116 - Phase 2 - freezing concerns							
C2218	Addition Cx - Owner Training - Electrical AND Fire Sprinkler Systems	VECA	5	11-May-20*		15-May-20		200331 - As confirmed with SnoCo Veca Electric and							
Phase 1 - New Restroom Core in Existing Building			5	16-Apr-20		22-Apr-20									
Phase 1 - New Restroom Core - Commissioning & Startup			5	16-Apr-20		22-Apr-20									
C1642	New RR Core - Punchlist Corrections	HCC	5	16-Apr-20*		22-Apr-20									
Phase 2 - Existing Courthouse Renovation			74	24-Feb-20 A	24-Feb-20	05-Jun-20									
Phase 2 - Level 1 Renovation			44	06-Apr-20 A	06-Apr-20	05-Jun-20									
Phase 2 - Level 1 Renovation - GL C-F / 16-24 - PRIORITY 1A			44	06-Apr-20 A	06-Apr-20	05-Jun-20									
C2258	Existing L1 - Abate GL C-F / 14-24 (East)	PAS	25	06-Apr-20 A	06-Apr-20	08-May-20									
C2272	Existing L1 - Install Collector Plates D-C / 24 Line	SK	4/27 2	11-May-20		12-May-20									
C2346	Existing L1 - Cut / Demo Opening for Inmate Elevator E3-1	KONE PAS	2	11-May-20		12-May-20									
C2273	Existing L1 - Install CMU E-F / East of 14 Line C.25 D.5 16.5-20	HEN	5/4 15	11-May-20		01-Jun-20									
C2447	Existing L1 - Install Temporary Cover for New Elevator Opening	HCC	1	13-May-20		13-May-20									
C2275	Existing L1 - Layout / Top Track GL C-F / 15-24	AP	5/4 3	13-May-20		15-May-20									
C2347	Existing L1 - OH Electrical Hangers	VECA	5/4 3	13-May-20		15-May-20									

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish	Actual Finish	Comments	April 2020			May 2020			
									12	19	26	03	10	17	24
C2348	Existing L1 - OH Mechanical Hangers	HP	5/4 3	13-May-20		15-May-20									
C2414	Existing L1 - OH Sprinkler Pipe Hangers / Burn Holes for Pipe	RHFP	5/4 3	13-May-20		15-May-20									
C2470	Existing L1 - Build Temporary Enclosure for Elevator	HCC	1	14-May-20		14-May-20									
C2471	Existing L1 - Set New Door / Sill Assembly	KONE	15	15-May-20		05-Jun-20									
C2282	Existing L1 - Steel Sprinkler Pipe	RHFP	2	18-May-20		19-May-20									
C2364	Existing L1 - Spray Applied Fireproofing	AP	5	18-May-20		22-May-20									
C2277	Existing L1 - Frame / Top Rock Early Walls C-F / 15-24	AP	5	26-May-20		01-Jun-20									
Phase 2 - Level 1 Renovation - Public Lobby Rooms 1050 / 1100 / 1300 - PRIORITY 1A			22	24-Apr-20		26-May-20									
C2399	Existing L1 - Abate	PAS	4	24-Apr-20*		29-Apr-20									
C2250	Existing L1 - Demo Granite / CMU Wall	PAS	2	30-Apr-20		01-May-20									
C2400	Existing L1 - Move Temporary Partition Wall	AP	1	04-May-20		04-May-20									
C2416	Existing L1 - OH Mechanical Hangers	HP	1	05-May-20		05-May-20									
C2417	Existing L1 - OH Electrical Hangers	VECA	1	05-May-20		05-May-20									
C2418	Existing L1 - Layout Top Track	AP	1	06-May-20		06-May-20									
C2419	Existing L1 - Spray Applied Fireproofing	AP	2	07-May-20		08-May-20									
C2422	Existing L1 - Sprinkler RI	RHFP	2	12-May-20		13-May-20									
C2420	Existing L1 - OH RI Mechanical	HP	4	13-May-20		18-May-20									
C2421	Existing L1 - OH Electrical RI	VECA	4	13-May-20		18-May-20									
C2369	Existing L1 - Demo Terrazo GL C-E / 14-15.5	PAS	3	19-May-20		21-May-20									
C2370	Existing L1 - Pourback Metal Deck GL C-E / 14-15.5	IW	2	22-May-20		26-May-20									
Phase 2 - Level 1 Renovation - Shearwall / Collector Plates GL C / 5-15			20	04-May-20		01-Jun-20									
C2341	Existing L1 - Demo / Abate for Shearwall Below Ceiling	PAS	4	04-May-20*		07-May-20		200331- Reduced Manpower Availabitily (PAS/PCI)							
C2461	Existing L1 - Cut / Cap Sheetmetal	HP	1	08-May-20		08-May-20									
C2244	Existing L1 - Demo / Abate for Shearwall / Collector Plates Above Ceiling	PAS	10	11-May-20		22-May-20									
C2361	Existing L1 - Install Collector Plates	SK	5	26-May-20		01-Jun-20									
Phase 2 - Level 1 Renovation - Standpipe			10	11-May-20		22-May-20									
C2283	Existing L1 - Stair 2 Standpipe (All Levels)	RHFP	10	11-May-20		22-May-20									
Phase 2 - Level 1 Renovation - CPVC Sprinklers			24	24-Apr-20		28-May-20									
C2285	Existing L1 - CPVC Pipe Layout / Review	RHFP	4	24-Apr-20*		29-Apr-20									
C2442	Existing L1 - Install / Pressure Test CPVC	RHFP	10	30-Apr-20		13-May-20									
C2443	Existing L1 - Install Decoshield Over CPVC	RHFP	10	14-May-20		28-May-20									
Phase 2 - Level 2 Renovation			19	04-May-20		29-May-20									
Phase 2 - Level 2 Renovation - Corridor 2220 / 2221 GL 16-24			19	04-May-20		29-May-20									
C2388	Existing L2 - Build Covered Public Walkway / Access Scaffold 1116 / 1163	AP	4	04-May-20*		07-May-20		200407 - Reduced Manpower (PAS/PCI)							
C2392	Existing L2 - Make Safe Elec	VECA	2	08-May-20		11-May-20									
C2317	Existing L2 - Demo Walls	PAS	1	12-May-20		12-May-20									
C2401	Existing L2 - Demo Ceiling	PAS	2	13-May-20		14-May-20									
C2321	Existing L2 - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	15-May-20		18-May-20									
C2307	Existing L2 - Abate	PAS	8	19-May-20		29-May-20									
Phase 2 - Level 2 Renovation - GL C-E 14-19			12	08-May-20		26-May-20									
C2403	Existing L2 - Make Safe Elec	VECA	2	08-May-20		11-May-20									
C2404	Existing L2 - Demo Walls / Stairs	PAS	3	12-May-20		14-May-20									
C2318	Existing L2 - Demo / Abate Ceilings	PAS	3	15-May-20		19-May-20									
C2406	Existing L2 - Cut / Cap / Field Measure Sheetmetal & Plumbing	HP	2	20-May-20		21-May-20									
C2407	Existing L2 - Demo Elec / Mech OH	PAS	2	22-May-20		26-May-20									
Phase 2 - Level 2 Renovation - Shearwall GL C-C.5 / 5-14			11	11-May-20		26-May-20									
C2301	Existing L2 - Make Safe Elec for Wall Demo	VECA	1	11-May-20*		11-May-20		200414 - PAS/PCI reduced manpower							
C2298	Existing L2 - Demo / Abate for Shearwall Below Ceiling #1	PAS	1	12-May-20		12-May-20									

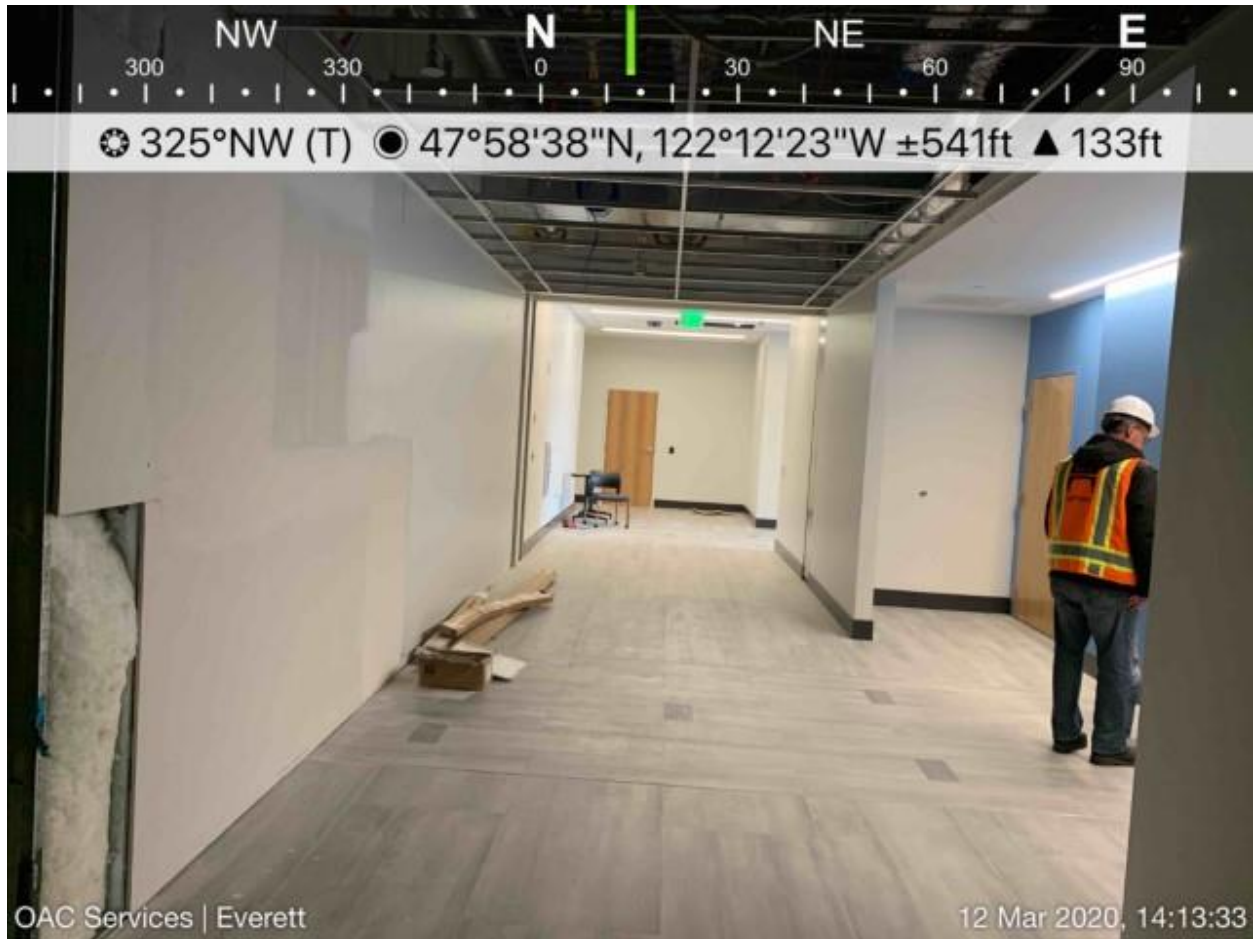
ID	Activity Name	Sub	Dur	Start	Actual Start	Finish	Actual Finish	Comments	April 2020			May 2020			
									12	19	26	03	10	17	24
C2440	Existing L2 - Demo / Abate for Shearwall Below Ceiling #2	PAS	1	19-May-20		19-May-20						Existing L2			
C2300	Existing L2 - Build Covered Public Walkway / Access Scaffold	AP	4	20-May-20		26-May-20									
Phase 2 - Trial Courtroom Renovations			62	24-Feb-20 A	24-Feb-20	19-May-20									
Phase 2 - Courtroom 2A			10	06-May-20		19-May-20									
C2462	Courtroom 2A - Remove Spline Ceiling	PAS	2	06-May-20*		07-May-20		200407 - Reduced Manpower (PAS/PCI)				Courtroom 2A - Remove Spline Ceiling			
C2463	Courtroom 2A - Layout for Plumbing Core Holes	HP	1	11-May-20*		11-May-20		200414 - PAS/PCI reduced manpower				Courtroom 2A - Layout for P			
C2464	Courtroom 2A - Abate to Allow for Removal of Plumbing Waste Line for Lev	PAS	3	12-May-20		14-May-20						Courtroom 2A - Abate			
C2465	Courtroom 2A - Core Holes for Waste Plumbing / Install Hangers	HP	3	15-May-20		19-May-20						Courtroom			
Phase 2 - Courtroom 3A			50	24-Feb-20 A	24-Feb-20	01-May-20									
C2155	Courtroom 3A - Install Audio Visual Equipment		5	24-Feb-20 A	24-Feb-20	29-Apr-20		200414 - Following RFI 0557 response, final A/V pro				Courtroom 3A - Install Audio Visual Equipment			
C1704	Courtroom 3A - Final Clean & Punchlist	HCC	1	30-Apr-20		30-Apr-20						Courtroom 3A - Final Clean & Punchlist			
C1705	Courtroom 3A - Punchlist Corrections	HCC	1	01-May-20		01-May-20						Courtroom 3A - Punchlist Corrections			
C1706	Courtroom 3A - TCO	HCC	0			01-May-20						Courtroom 3A - TCO			

Appendix C: Photos of Progress Since Previous Report





Courthouse Addition east elevation, including the new entry vestibule, in mid-March.



Main north-south corridor connecting Courthouse and Addition as of mid-March.



Main north-south corridor connecting Courthouse and Addition as of mid-April.



Main north-south corridor on fifth floor, looking south from edge of Addition into the Courthouse, as of early March.



Main north-south corridor on fifth floor after opening connection between Addition and Courthouse, looking south from edge of restroom vestibule, as of mid-April.



Irrigation installation along the northern edge of the Courthouse Addition in early March.



Landscaping and irrigation installation as of mid-April.



Courthouse Addition east elevation, with building skin and lighting complete at the new entry vestibule canopy and columns, as of mid-April.